



DAMAGE DEPOSIT

A security deposit, (damage deposit) is money that the landlord collects at the start of the tenancy, holds on to and must be prepared to return at the end of the tenancy. If your landlord requires a security deposit, you must pay it within 30 days of moving in.

The security deposit is meant to cover any damage that you or your guests may cause. Similarly, the pet damage deposit is meant to cover any damage caused by your pets. As long as you have not caused damage and do not owe any money, your landlord is required to return your deposits within 15 days after you move out.

How much are the security and pet deposits?

A security deposit can be **up to but not exceed half the monthly rent**. A pet damage deposit can also be up to half a month's rent. The landlord can only ask for one of each regardless of how many co-tenants or pets are moving in. If the landlord increases the rent during the tenancy, they cannot ask for more damage deposit

Deposits cannot be used to cover normal wear and tear during the tenancy.

Condition Inspection Reports

Both the landlord and tenant are required to complete a condition inspection of the rental unit at the **START** of the tenancy, at any point that the tenant gets a pet during the tenancy, and at the **END** of the tenancy. A condition inspection consists of walking around your new rental unit with your landlord and documenting its condition using the Condition Inspection Report. (see link to forms on 2nd page)

Landlord must supply you with a copy of the report at the beginning and end of the tenancy. These reports are critical in determining damage deposit return.

In order to keep some or all of a deposit, a landlord must have completed Condition Inspection Reports at the start and end of the tenancy as well as getting **ONE** of the following:

1. The tenant's written consent
2. An order from the Residential Tenancy Branch to keep all or part of the deposit
3. An order from a previous dispute resolution process which the tenant hasn't yet paid

Getting your deposit returned

Provide your landlord with a forwarding address in writing for where your deposit can be sent. Make sure you have proof of how you gave your forwarding address.

Once you have provided your forwarding address in writing and your tenancy has officially ended, your **landlord has 15 days to do one of three things:**

1. Return all of your deposit (plus interest)
2. Get your written consent to keep some or all of your deposit, or
3. Apply for dispute resolution to keep some or all of your deposit

If a landlord does not do this, a tenant can apply for the return of two times their damage deposit



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A landlord can keep all of a deposit if:

- A tenant doesn't provide a forwarding address in writing within one year of moving out
- They have an order from the Residential Tenancy Branch that allows the landlord to keep the deposit

Getting your deposit returned

Your landlord can return your deposit by

- Delivering it in person
- Leaving it in your mailbox or mail slot
- Mailing it
- Sending it electronically

Resolving issues with return of Damage Deposit

If the landlord doesn't take action within the 15-day timeline, or if there is a disagreement about deposit deductions, first try to reach a solution by calmly discussing it with your landlord.

If this does not resolve the issue, you may need to apply for Dispute Resolution.

Learn more about Dispute Resolution and how to apply at:

<http://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies/solving-problems/dispute-resolution>

Dispute Resolution

This is the formal process through the Residential Tenancy Branch to resolve disputes between landlords and tenants. It's similar to a court proceeding.

The right to claim compensation doesn't end with the tenancy. Claims may be filed within two years after the tenancy ends – sooner is always better because things will be easier to remember. If one of the parties files a claim within that period, the other party can make a separate claim even if it falls outside the two year period, as long as they do so before the first claim is heard.

If you have questions, contact the Residential Tenancy Branch

604-660-1020 (Lower Mainland)

1-800-665-8779 (Elsewhere in B.C.)

Manufactured home (mobile home) park tenancies that began after December 31, 2003, do not require a tenant to pay a security or pet damage deposit for the pad rental only.

If a tenant has a tenancy agreement where they are renting both a manufactured home and the site (or pad) then they must pay a security deposit if the Landlord requires it.

Tenancy Forms can be found online at

<http://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies/forms/forms-listed-alphabetically>